

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-4204 (205) 642-6291 Fax (205) 669-3130

SEND TAX NOTICE

(Name) Larry W. Pearce, Jr.

(Address) _____



20050718000359300 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/18/2005 03:54:54PM FILED/CERT

This instrument was prepared by:

Form 1-1-1 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

C & C Realty, LLC

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry W. Pearce, Jr. and Cynthia Pearce

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

** mortgage + Deed are being recorded simultaneously.*

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in the simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of July, 2005.

WITNESS:

(Seal)

(Seal)

(Seal)

C & C Realty, LLC

BY: Larry W. Pearce, Jr. Managing Member (Seal)

BY: Cynthia Pearce, Member (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry W. Pearce and Cynthia Pearce as Managing Member and Member of C & C Realty, LLC whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2005

Debra J. Brummett
Notary Public.

COMMISSION EXPIRES MARCH 4, 2008

1562.75 #81760

LEGAL DESCRIPTION

EXHIBIT "A"



20050718000359300 2/2 \$15.00
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PARCEL 2:

Commencing at the NW corner of the SW 1/4 of the NE 1 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 87 degrees 55 minutes 33 seconds East a distance of 697.93 feet which is the point of beginning; thence South 87 degrees 55 minutes 33 seconds East a distance of 626.83 feet to the NE corner of said 1/4-1/4 section; thence South 00 degrees 38 minutes 10 seconds East a distance of 431.52 feet; thence North 88 degrees 43 minutes 59 seconds West a distance of 626.55 feet; thence North 0 degrees 37 minutes 35 seconds West a distance of 440.35 feet to the point and place of beginning.

Also, Easement A, a 30-foot ingress, egress, and utility easement, described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 28 minutes 19 seconds East, a distance of 231.61 feet; thence South 00 degrees 37 minutes 05 seconds East a distance of 58.29 feet to the point of beginning of the centerline of a 30-foot ingress, egress, and utility easement lying 15 feet to either side of and parallel to described centerline; thence South 41 degrees 23 minutes 24 seconds West along said centerline a distance of 324.12 feet; thence South 68 degrees 59 minutes 18 seconds West along said centerline a distance of 134.69 feet; thence North 81 degrees 24 minutes 48 seconds West along said centerline a distance of 190.43 feet to the Easterly right of way of Timber Lane to the point of beginning of described centerline.

ALSO 30' ingress, egress and utility easement described as follows: Commencing at the NW corner of the SW 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 28 minutes 19 seconds East a distance of 261.61 feet; thence South 00 degrees 37 minutes 5 seconds East a distance of 58.29 feet to the centerline of a 30 foot ingress, egress and utility easement which is the point of beginning; thence North 41 degrees 23 minutes 21 seconds East and along the centerline of said 30 foot easement a distance of 355.16 feet; thence South 87 degrees 55 minutes 33 seconds East and along the centerline of said 30 foot easement a distance of 460.38 feet to the END of said easement.

Situated in Shelby County, Alabama.

CENTRAL STATE BANK
P.O. BOX 180
CALERA, ALABAMA 35040